

Balfour Beatty Communities

Picatinny Arsenal Town Hall



**18 June
2008**

Ty McPhillips
Project Director
Carlisle Picatinny

Outline

- Picatinny Update
- Utilities Update (Ista will provide brief following update)



Lenape / Middle Forge Scope

Scope and Site Plan Options

- 16 months to complete 26 Units
- Construction Sequence:

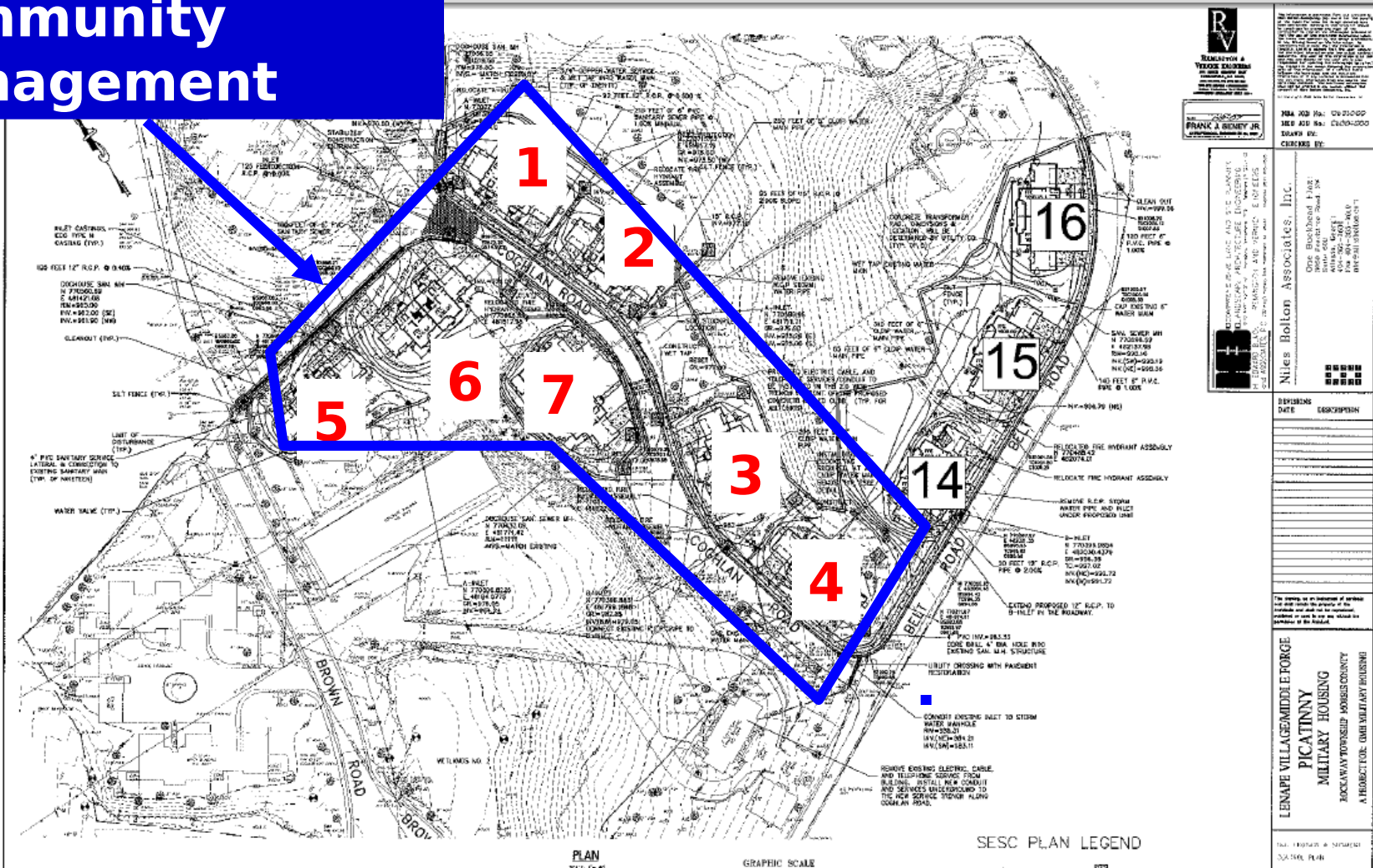
- ➔ 1. Demo 38 Units Lenape
- ➔ 2. Demo 16 Middle Forge
- 3. Build 20 Duplex Units
- 4. Build 6 Single Family
- 5. Convert 10 to 6 in Middle Forge (Start Sep 2008...will take



New Home Turnover Time Line

- BBComm/NB/BBC Punching units now
- First Turn over to CM was 14 Lenape Homes (7 Buildings)...May/Jun 2008
- Second Turn is Harris Court (6 Single Family Homes)...Jun 2008 for Jul occupancy
- Third Turn is Lenape 6 Homes (Bldgs 14-16)...Jun 2008 for Jul occupancy

**Turned Over to
Community
Management**



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Status

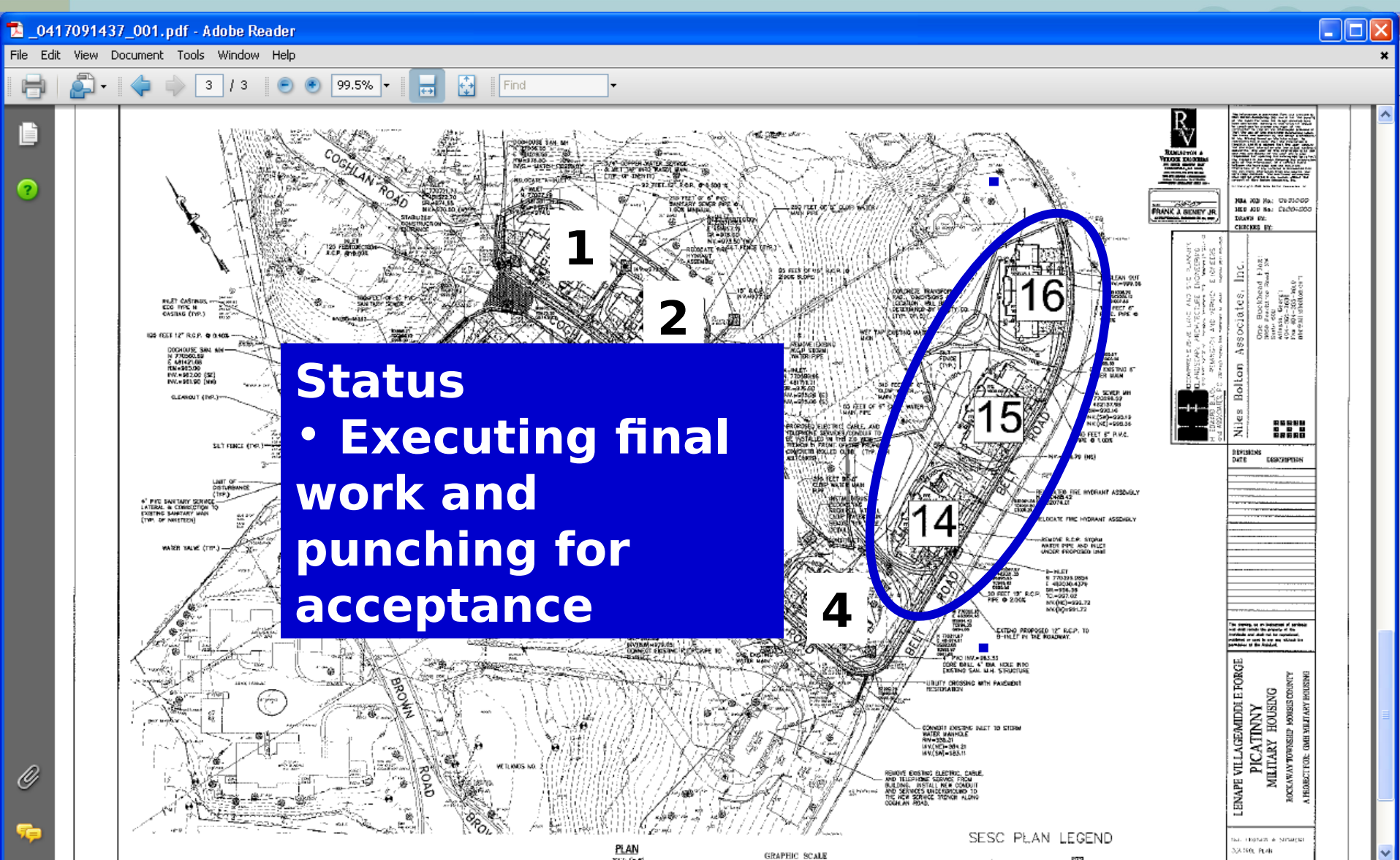
- Finalizing punch items

SESC PLAN LEGEND

LENAP VILLAGE/MIDDLE FORCE
PICATINNY
MILITARY HOUSING
ROCKAWAY TOWNSHIP HOBBS COUNTY
A PROJECT OF: DOD MILITARY HOUSING

Our Background: Since 1980, we have been providing a wide range of services to the military housing community. We are currently working on a number of projects in the Rockaway Township area, including the construction of new housing units and the renovation of existing units. We are committed to providing high-quality, affordable housing for the military community.

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Renovations Project Status

- ■ **Unit 3250:** Complete May 07
 - ■ **Unit 100:** Complete May 07
 - ■ **Unit 113:** Complete May 07
 - ■ **Unit 117:** Complete Feb 08
 - ■ **Unit 112 :** Complete Sep 07
 - ■ **Unit 102:** Complete Oct 07
- Will Execute Reno upon Change of Occupancy**
- **Middle Forge Conversion:** Scheduled Sep 2008
 - **114:** Scheduled 2008 (Family expected to PCS summer 2009)
 - **Units 3244 A&B:** Scheduled 2009

Accomplishments

- Building quality homes...executed superb ribbon cutting on 12 Jun 08
- Staying on budget (minus unforeseens like greater rock and unsuitables) and timeline
- Making smart and timely decisions when challenges arise
- Keeping Commands and residents informed
- Synchronized effort amongst the multitude of players
- Consistent improvement across the board
- Positive attitude day in and day out

Current Challenges

- Picatinny UXO Operation
- Rock Removal (Time and Money)
- Managing Expectations
- Patience
- Focused Budget with Little Flexibility (Zero Sum Game)

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